

**PLANNING AND ZONING COMMISSION  
AGENDA**

***Room 206***

Tuesday, April 19, 2016

8:00 P.M.

Town Hall, 2 Renshaw Road

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**EXECUTIVE SESSION**

**Executive Session with Town Counsel and Staff to discuss pending litigation.**

**PUBLIC HEARING (starting at 8:30 or later)**

**Continuation of Proposed Amendment to the Darien Zoning Map (COZM #2-2016), Proposed Amendments to the Darien Zoning Regulations (COZR #3-2016), put forth by the Darien Housing Authority, 719 Boston Post Road.** Proposal to: 1) modify the Darien Zoning Map by applying the Municipal Use Zone to the subject property as an overlay zone; and 2) modify section 420 *et. seq.* of the Darien Zoning Regulations to modify the MU Zone to allow a maximum building coverage of 25 percent, and to permit more than one principal use on a parcel.

**AND**

**Continuation of Site Plan Application #291/Special Permit, Land Filling & Regrading Application #378, Darien Housing Authority, 719 Boston Post Road.** Proposal to raze the residential structures on the property and construct 55 units of multi-family housing with associated parking and stormwater management and perform related site development activities. The subject property is located on the north side of Boston Post Road at the northeast corner formed by its intersection with Academy Street, and is shown on Assessor's Map #16 as Lot #59, now in the DB-1/DB-R Zone. *PUBLIC HEARING OPENED ON 2/23/2016, DEADLINE TO CLOSE PUBLIC HEARING IS 4/19/2016 UNLESS EXTENSION OF TIME IS GRANTED BY APPLICANT.*

**GENERAL MEETING**

**Mandatory Referral #1-2016—Board of Selectmen, Eversource Gas expansion.**

Proposal to expand gas lines in Darien.

**Amendment of Special Permit Application #173-A, Koko's Café, 841 Boston Post Road.**

Request to modify indoor seating and to establish outdoor dining in front of the building.

**Request for "Artists at Grove Street Plaza" event on September 24 (rain date: October 1)**

**Discussion, deliberation and possible decisions regarding:**

**Business Site Plan #33-D & #33-E/Special Permit, Brian McKay, 537-567 Boston Post Road**

Proposal to establish a karate studio (personal service) tenant on the second floor above Compleat Angler at 537 Boston Post Road; and to establish a reflexology (personal service) tenant at 555 Boston Post Road in the first floor space formerly occupied by Core Health. *PUBLIC HEARING CLOSED: 3/29/2016. DECISION DEADLINE: 6/2/2016.*

**Land Filling & Regrading Application #381, John & Lindsay O'Donnell, 48 Old Farm Road.** Proposal to remove existing Searles Road driveway, and relocate the existing curb cut on Old Farm Road and create an associated parking court with retaining wall and perform related site development activities. *HEARING CLOSED: 3/29/2016. DECISION DEADLINE: 6/2/2016.*

**Coastal Site Plan Review #225-A, Brian & Sheryl Ramsay, 229 Long Neck Point Road.** Proposal to remove the existing structures from the property and construct a replacement single-family residence, pool, and spa, and perform related site development activities within a regulated area. *PUBLIC HEARING CLOSED: 4/5/2016.*

**Deliberation only on the following applications:**

**Special Permit Application #35-C/Site Plan, Coastal Site Plan Review #79-B, Flood Damage Prevention Application #68-B, Noroton Yacht Club, 23 Baywater Drive.** Proposal to construct a launch shed, improve the existing docks, and construct a replacement clubhouse, and to perform related site development activities within regulated areas. *PUBLIC HEARING CLOSED ON 3/29/2016. DECISION DEADLINE: 6/2/2016.*

**Flood Damage Prevention Application #351, Land Filling & Regrading Application #374, Blas Hernandez, 15 Waverly Road.** Proposal to raze the existing residence and construct a replacement single-family residence and perform related site development activities within a regulated area. *PUBLIC HEARING CLOSED: 4/5/2016.*

**Amendments to the Darien Zoning Regulations put forth by Knobel Hill, LLC (COZR #4-2016).** Proposal to amend various subsections of Section 430 of the Zoning Regulations, which address the below market rate (BMR) units required for Active Senior Residential developments. These changes would: reduce the minimum average size of off-site BMR units to 45% of the average of the on-site market-rate units; and would remove the age restriction from the off-site BMR units.

**Amendments to the Darien Zoning Regulations put forth by Darien ALF Property, LLC/Maplewood Darien, 599 Boston Post Road (COZR #5-2016).** Proposal to amend Section 627 of the Zoning Regulations to allow that Area and Bulk Requirements for an Assisted Living Facility (ALF), Memory Care Facility (MCF), or a combination thereof be determined on a case-by-case basis by the Commission. The proposal seeks to correct an internal inconsistency that exists within Section 620 (DB-2 Zone). *PUBLIC HEARING CLOSED: 4/5/2016.*

**Approval of Minutes**

March 22, 2016	Public Hearing
March 29, 2016	Special Meeting/Public Hearing/General Meeting

**Any Other Business (Requires two-thirds vote of Commission)**

**ADJOURN.**